

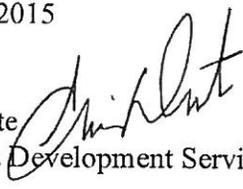


# MEMORANDUM

---

DATE: February 13, 2015  
March 19, 2015

TO: Linus Kafka  
Zoning Examiner

FROM: Ernie Duarte   
Planning & Development Services  
Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT  
ESTABLISHMENT OF ORIGINAL CITY ZONING  
C15-14-09 Gateway Hacienda Annexation District,  
County TR to City O-3 (Ward 3)

**Issue** – This is a request by the City of Tucson to establish Original City Zoning on approximately 7.24 acres of land recently annexed by the City of Tucson. Establishment of Original City Zoning requires that the property be rezoned. The rezoning site is located south of the intersection of River Road and Hacienda Del Sol Road (see Case Location Map). The property consists of vacant undeveloped land. The request includes a pre-annexation and development agreement with development approval (See Exhibit B).

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of O-3 zoning as the Original City Zoning, and extension of the Major Streets & Routes, scenic arterial street designation on River Road.

## **Background Information**

**Annexation History** – Mayor and Council adopted Ordinance No. 11231, annexing the Gateway Hacienda Annexation District on December 16, 2014. The annexation became effective on January 15, 2015.

**Existing Land Use:** Vacant undeveloped land

## **Surrounding Zones and Land Uses:**

North: Zoned CR-1 (Pima County); single family residential  
South: Zoned SR; single family residential, City Park, and Rillito River  
East: Zoned SR (Pima County) Private School, single family residential  
West: Zoned R-3 and O-3; multi-family residential and medical office/condominiums

Previous Cases on the Property:

Pima County rezoning case Co9-12-02. Gateway Hacienda LLC – River Road Rezoning. This was a rezoning case to change zoning from SR to TR, Ordinance Number 2012-74, adopted on December 18, 2012 by the Pima County Board of Supervisors. A development plan for Hacienda at the River was approved by Pima County on March 13, 2014, Activity Number P1212-051.

Related Cases:

C15-97-06: Original City Zoning Hacienda Del Rio II Annexation District.

The property comprised approximately 9.3 acres of land. The rezoning site is located on the southwest corner of the intersection at River Road and Hacienda Del Sol Road. The County zoning was SR, with the translated City zoning of SR zone and extending the Scenic Route designation for River Road within the annexation district.

Zoning Translation - Arizona State law provides the Original City Zoning must be applied to recently annexed property within 6 months of annexation. The Original City Zoning may not allow uses or densities greater than those permitted under the existing County zoning. Consistent with State law and Mayor and Council policy, staff translates the Pima County zoning to the most comparable City zoning, thereby allowing uses and densities equivalent to what was allowed under County zoning.

The Pima County TR zone and the City of Tucson O-3 zone are comparable. The completed translation of County zones to City zones is summarized below.

County TR: Residential Zone allows high density residential, office, and some commercial uses.

City O-3: Office Zone allows mid-rise, office, medical, civic, and other development uses that provide reasonable compatibility with adjoining residential uses.

Scenic Route: Within the City of Tucson, River Road is identified as a scenic arterial street on the City of Tucson *Major Streets and Routes Plan* map, with a future right-of-way of 150 feet. Therefore, the Original City Zoning includes designation of that portion of River Road lying within the annexation district extends the *Major Streets and Routes Plan* designation for River Road.

PIMA COUNTY ZONING	CITY TRANSLATION	CITY OVERLAY ZONES
TR	O-3	Major Streets & Routes Plan Scenic Route

### **Planning Considerations**

The proposed annexation district is situated on 7.24 acres immediately south of the River Road and Hacienda Del Sol Road intersection. The annexation district consists of generally vacant and common area parcels. The request is the establishment of original city zoning from Pima County TR (County Transitional) to City O-3 (City Office).

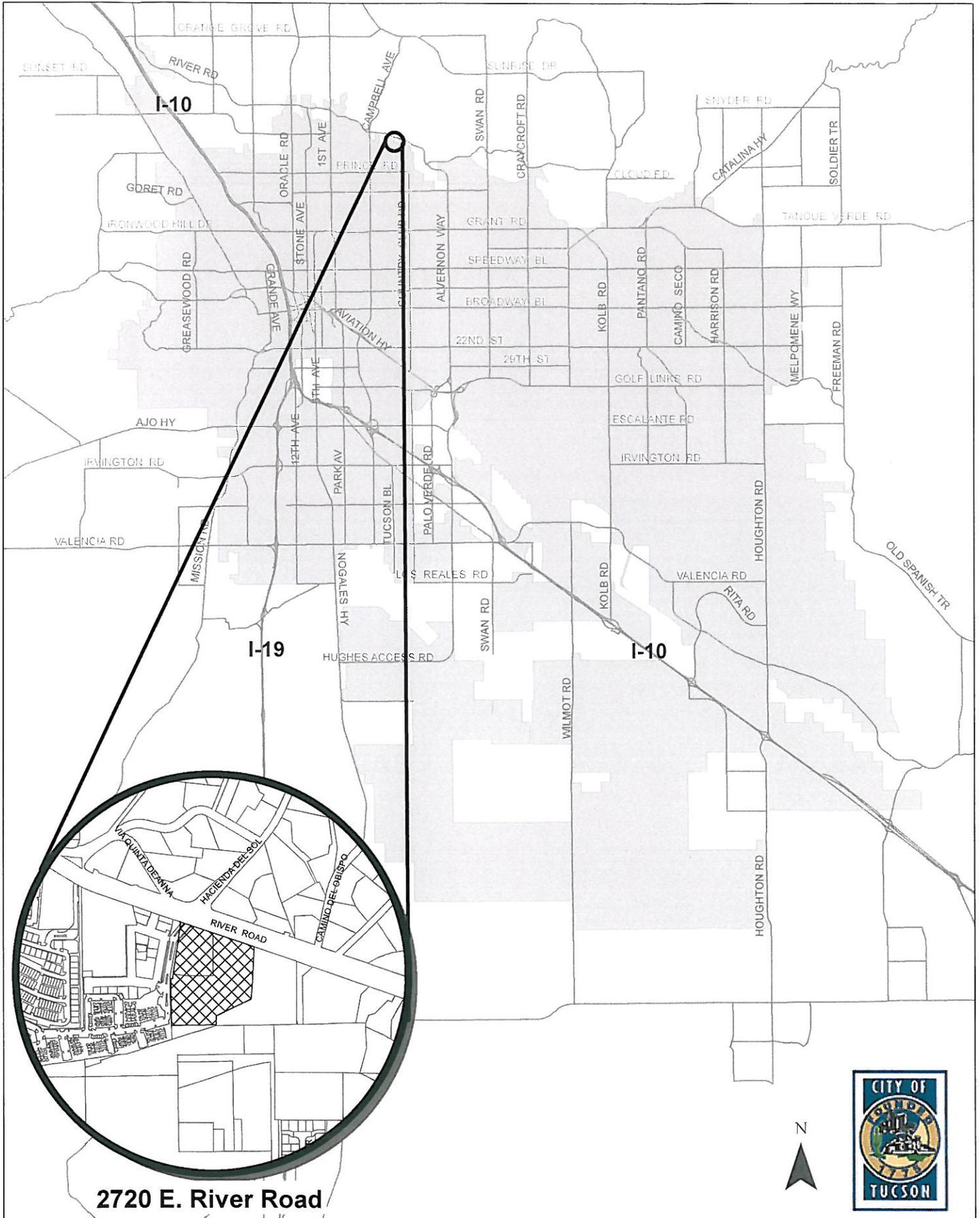
A total of four parcels are associated with the annexation district. Two of the parcels are held by the Hacienda Professional Office LLC and two held by the CCS Arizona I LLC, as part of the Villas at Hacienda Del Sol Condominium common element and private recreational and landscape areas.

The annexation site is within the boundaries of the *Plan Tucson*, and the *Catalina Foothills Subregional Plan*. The request to establish original city zone from Pima County TR to City O-3 is consistent with the *Plan Tucson* direction, which recognizes that the long-term prosperity and vitality of the city is focused on positive infrastructure expansion, and providing for a rational pattern of land development. The *Plan Tucson* supports pursuing annexation with the ultimate goal of having urban commercial and residential areas located within incorporated city limits. The proposed original city zone supports office and medical development that will contribute to Tucson's overall economic vitality and community character.

The *Catalina Foothills Subregional Plan* reflects the subject annexation district area near the Rillito River to include rezoning considerations of the Natural and Cultural Resources Policies, including the Regional Trail System, River Parks, and Archaeological and Historic Preservation. The request provides an opportunity to add the Pima County approved development plan site for medical office use into the City of Tucson that will contribute to the City's economic vitality and community character.

**Conclusion** – The establishment of original City zoning for these four parcels, translating from County TR to City O-3 zoning, is supported by the policies in the *Plan Tucson* and the *Catalina Foothills Subregional Plan*. The *Major Streets and Routes Plan*, Scenic Route designation for River Road will extend that portion of River Road lying within the annexation district. Approval of the proposed translation OCZ zoning is appropriate.

# C15-14-09 Gateway Hacienda - River Road

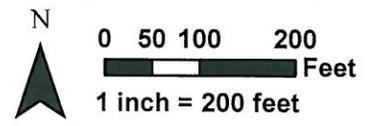


2720 E. River Road



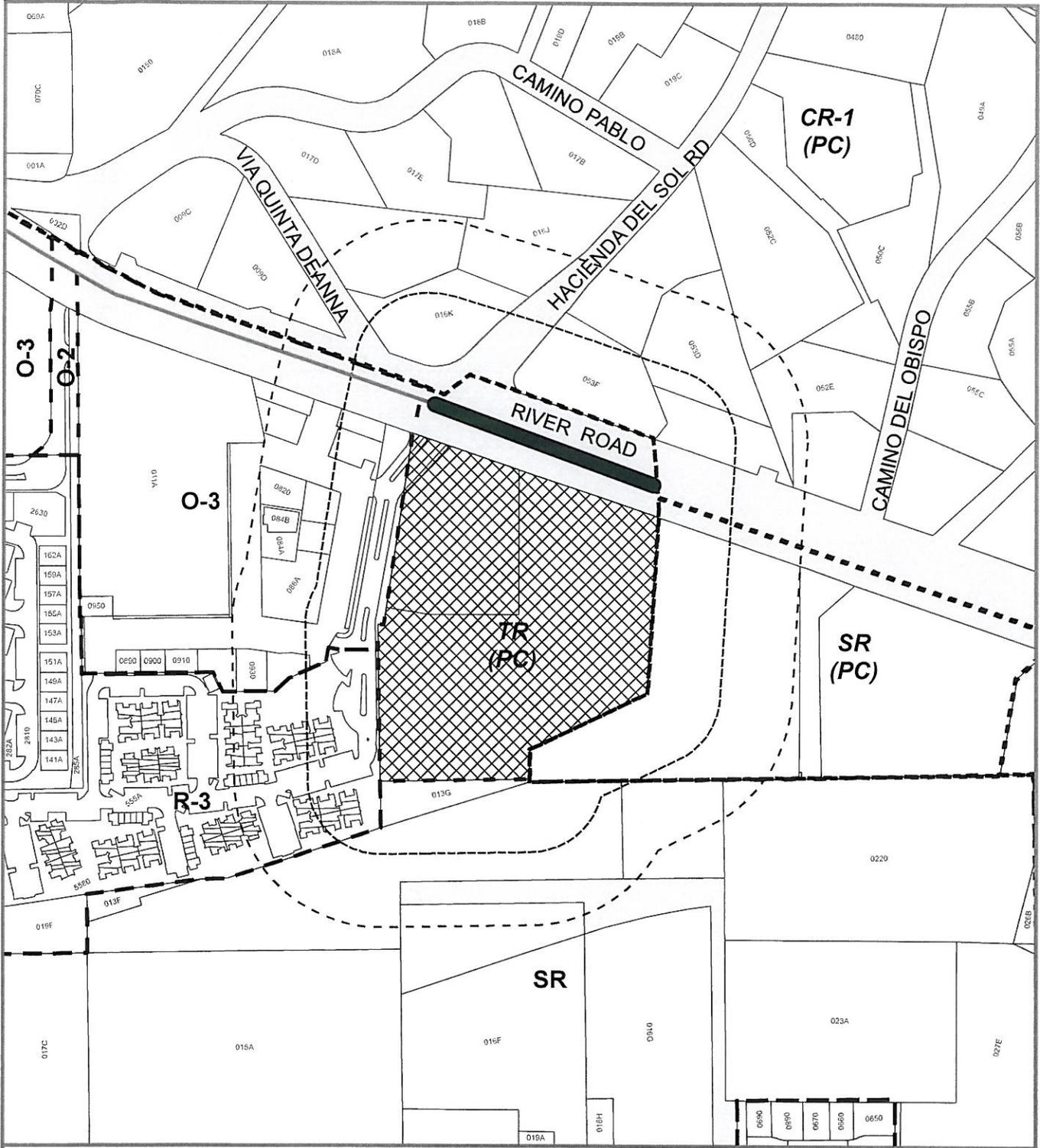


**C15-14-09 Gateway Hacienda - River Road**  
2014 Aerial



# C15-14-09 Gateway Hacienda Annexation District

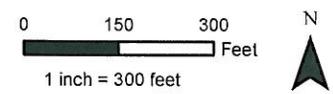
## Original City Zoning



- Area of Annexation
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries
- MS&R Scenic Route



Address: 2720 E. River Road  
 Base Maps: Sec.20 T.13 R.14  
 Ward: 3



**PUBLIC FACILITIES AND SERVICES REPORT FOR MARCH 19, 2015**  
(as of January 30, 2015)

**C15-14-09, Gateway Hacienda Annexation District  
County Zoning (TR) to Original City Zoning (O-3)**

**CITY AGENCIES**

**Planning & Development Services – Community Design:** See attached comments dated January 23, 2015.  
**Planning & Development Services – Zoning Review:** See attached comments dated January 16, 2015.  
**Tucson Fire Department:** See attached comments dated January 13, 2015.  
**Planning & Development Services – Engineering:** See attached comments dated January 23, 2015.  
**Transportation – Traffic Engineering:** See attached comments dated January 22, 2015.  
**Planning & Development Services –Landscaping:** See attached comments dated January 26, 2015.  
**Planning & Development Services – Sign Code:** See attached comments dated January 30, 2015.

**No Objections Noted**

**Planning & Development Services – Zoning Enforcement**  
**Community Services – Historic Preservation Officer**  
**Office of Integrated Planning**  
**Environmental Services**  
**Tucson Parks and Recreation**  
**Tucson Police Department**  
**Transportation – Engineering**  
**Tucson Water Department**  
**Transportation – Streets**

**No Objections Noted**

**Arizona Department of Transportation**  
**Pima County Wastewater**  
**TUSD School District**  
**Pima Association of Governments**

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, *March 4, 2015*, at [http://cms3.tucsonaz.gov/planning/prog\\_proj/projects/rezoning/index.html](http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html)



Place  
Stamp  
Here

City of Tucson  
**Planning and Development Services Department**  
Rezoning Section MP  
201 N. Stone  
P.O. Box 27210  
Tucson, Arizona 85726-7210

C15-14-09 mp

Expose this flap - Affix stamp and return

---



City of Tucson  
Planning and Development Services  
Department -Rezoning Section MP  
201 N. Stone Avenue  
P.O. BOX 27210  
Tucson, Arizona 85726-7210

C15-14-09 mp  
IMPORTANT REZONING NOTICE ENCLOSED